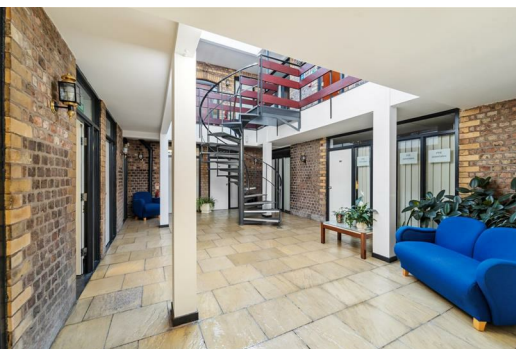




**ASHWORTH HOLME**  
Sales · Lettings · Property Management



## OFFICE 2A THE DOWNS, WA14 2QD £500 PER CALENDAR MONTH





## DESCRIPTION

TWO/THREE-PERSON GROUND FLOOR OFFICE - ALL BILLS INCLUDED & BUSINESS RATES EXEMPT

A smart and well-presented two/three-person office, ideally located in the heart of Altrincham Town Centre within the prestigious Downs Court Business Centre. Situated on the ground floor, this office benefits from a dedicated waiting area and access to excellent communal facilities.

This fully serviced office building offers a staffed reception (9am-5pm), a boardroom, kitchen facilities, and well-maintained communal areas.

The rent includes all utility bills—central heating, electricity, water—plus weekly cleaning of communal spaces. Additionally, this office is EXEMPT FROM BUSINESS RATES, making it a cost-effective and attractive option in a prime South Manchester location.

Minimum 12-month lease agreement

Deposit equal to one month's rent

## KEY FEATURES

- Ground Floor Office - With a waiting area
- Fully Serviced - Reception, boardroom, kitchen & communal areas
- All Bills Included - Heating, electricity, water & cleaning
- Business Rates Exempt - No extra costs
- Prime Location - In the heart of Altrincham
- Flexible Terms - 12-month lease, 1-month deposit









ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

